



December 15, 2015

To the Honorable Council
City of Norfolk, Virginia

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Amend *plaNorfolk2030* from Multi-Family Corridor and Industrial to Commercial and to change the zoning a from: I-1 (Limited Industrial) district, I-3 (General Industrial) district, and C-2 (Corridor Commercial) district to conditional C-2 (Corridor Commercial) on property located on the west side of Hampton Boulevard – West Norfolk Marketplace**

Reviewed:

Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/7

Approved:

Marcus D. Jones, City Manager

Item Number:

PH-10

- I. **Staff Recommendation:** The item was originally scheduled for City Council's September 15 public hearing. At the request of the applicant the item was continued to the October 27, 2015 City Council agenda. Just prior to the hearing, staff received for informal comment a site plan that had been substantially modified to the point where it could not have been executed under the plan and proffered conditions which had been recommended by the Planning Commission. City Council concurred that the item be referred back to the Planning Commission to address the significant inconsistencies in the plan presented for approval.

Subsequently, however, the applicant became aware of the internal confusion and has indicated that no changes to the site plan, building designs and conditions that were a part of the Planning Commission's original unanimous recommendation for approval are being considered as that plan had garnered the full support of the Lambert's Point civic league. **Staff recommends approval.**

- II. **Commission Action:** By a vote of **6 to 0**, on August 27, 2015, the Planning Commission recommended that the item be **approved**. On November 12, 2015, the Planning Commission **reaffirmed the recommendation of approval by a 7 to 0 vote.**
- III. **Request:** This request proposes amendments to the *plaNorfolk2030* map and a conditional rezoning to accommodate a 147,758 square foot shopping center.
- IV. **Applicant:** West Norfolk Marketplace, LLC

V. Description:

- The site is located along the west side of Hampton Boulevard and extends from 27th Street to the Norfolk and Southern Railway.
- The original application proposed a 147,758 square foot retail center containing nine buildings comprised of the following:
 - 22,000 square foot grocery store, 12,000 square feet of restaurants, and 113,758 square feet of retail sales and services
- Access to the site will be provided by a curb cut on 27th Street and from 24th, 25th and 26th Streets:
 - 25th Street and 26th Street will remain as they are currently configured and will extend through the site.
 - 24th Street will remain as it is currently configured and dead end within the site.
 - This entry will be a right-in/right-out only access.
- The Elizabeth River Trail is proposed to extend through the site on the southern side of 25th Street, however, the preferred conditions include an accommodation to consider providing an alternative alignment of the ERT along the Norfolk and Southern right-of-way.
 - The site features are proffered within a site plan submitted by the applicant.

Staff point of contact: Susan Pollock at 664-4765, susan.pollock@norfolk.gov

Attachments:

- Staff Report to CPC dated August 27, 2015 with attachments
- Proponents and Opponents
- Ordinances



City of NORFOLK

Planning Commission Public Hearing: August 27, 2015

Executive Secretary: George M. Homewood, AICP, CFM *gmw*

Planner: Susan Pollock Hart, CFM *sp*

Staff Report	Item No. 2		
Address	2315, 2401, 2419, 2501, 2517 2601, 2605, and 2613 Hampton Boulevard, 1250 West 24 th Street, 1215, 1217, 1221, and 1225 West 25 th Street, 1204, 1207 and 1209 West 26 th Street, and 2330 Bowdens Ferry Road		
Applicant	West Norfolk Marketplace, LLC		
Requests	Amend <i>plaNorfolk2030</i> and Conditional Change of Zoning		
Property Owners	Nancy B. Hall Revocable Trust, Moses Industries II, LLC, K&C Shelf Corporation Seventy, HAPRAH, LLC, 2401HB, LLC, Norfolk Redevelopment and Housing Authority, City of Norfolk		
Site Characteristics	Building Area	147,758 sq. ft.	
	Zoning	From: I-1 (Limited Industrial) district, I-3 (General Industrial) district, and C-2 (Corridor Commercial) district	To: conditional C-2 (Corridor Commercial) district
	Neighborhood	Lambert's Point	
	Character District	Traditional	
Surrounding Area	North	C-2: ODU Credit Union; R-8: Single-Family homes	
	East	Conditional C-2: 7-Eleven, Fantom Works Antique Car Repair/Storage, I-3 (General Industrial): Sanitary Linen Service	
	South	Norfolk and Southern Railway	
	West	I-1: Warehouse, R-8: Single-Family homes	



A. Summary of Request

This request includes amendments to the *plaNorfolk2030* map and a conditional rezoning to accommodate a 147,758 square foot shopping center.

B. Plan Consistency

Plan Amendment

- *plaNorfolk2030* designates this site as commercial, industrial, and multifamily corridor.
 - An amendment changing the industrial and multifamily corridor designations to commercial is necessary for the proposed use to be consistent with *plaNorfolk2030*.
- *plaNorfolk2030* also calls for revisions to the *Zoning Ordinance* to require submission of a traffic impact analysis for projects that are projected to generate over 5,000 new daily trips.
- The *Central Hampton Boulevard Area Plan* identifies this site as a location for office or research, residential (attached or multifamily), and industrial uses.
 - The *Central Hampton* plan specifically notes that this area is not an ideal location for retail uses, given the challenges in accessing the site.
- The *Central Hampton* plan includes recommendations as to the form of new development on this site, including:
 - Defining the street edge along public streets by aligning building facades to the setback line.
 - Locating active uses with 60% transparent glazing on the ground floors of commercial buildings and 40% transparent glazing for residential uses.
 - Providing ground-level entrances at least every 100 feet along the sidewalk.
 - Providing facades facing public streets of at least two stories or at least 20 feet in height.
- The *Central Hampton* plan also includes additional recommendations regarding this site, including:
 - Providing a signalized intersection at W. 26th Street to facilitate access to the site while closing or restricting access to W. 24th Street and W. 25th Street to reduce traffic conflicts.
 - Locating and improving the condition of the Elizabeth River Trail between Hampton Boulevard and the Lamberts Point neighborhood to the west.
- While the *Central Hampton* plan generally recommends the development of office and research uses and discourages the development of retail uses at this site, staff feels that given the changing market conditions in the area and the proposed access improvements to the site, the proposed mix of uses is appropriate.
 - In order to be fully consistent with *plaNorfolk2030* the recommendations of the *Central Hampton* plan must be incorporated into the proposed development.
 - Additionally, the preparation of a traffic study acceptable to the Department of Public Works is recommended to ensure that the traffic impacts of the development do not overwhelm the area's street network.
- The siting and elevations of the buildings comply with the intent of *plaNorfolk2030*.

C. Zoning Analysis

i. General

- The site is located along the west side of Hampton Boulevard and extends from 27th Street to the Norfolk and Southern Railway.
- The applicant is proposing a 147,758 square foot retail center containing nine buildings comprised of the following:
 - 22,000 square foot grocery store
 - 12,000 square foot of restaurants
 - 113,758 square foot of retail sales and services
- Access to the site will be provided by a curb cut on 27th Street and from 24th, 25th and 26th Streets:
 - 25th Street and 26th Street will remain as they are currently configured and will extend through the site.
 - 24th Street will remain as it is currently configured and dead end within the site.
 - This entry will be a right-in/right-out only access.

ii. Parking

- The proposed grocery store and retail require one parking space per 300 square feet of building area.
- The proposed restaurants require one parking space per 175 square feet of building area.
- In total 522 spaces are needed on site and 523 spaces are provided.
- Additional parking is located on 25th and 26th Streets.

iii. Flood Zone

- The properties are in the X and X shaded (Low to Moderate) Flood Zones, which are low risk flood zones.
- Any buildings located in the X shaded flood zone will be required to meet the flood zoning requirements set forth in the *Zoning Ordinance*.

D. Transportation Impacts

- Institute of Transportation Engineers (ITE) figures estimate that this proposed development will generate 7,968 new vehicle trips per day.
- Based upon ITE data, the prior industrial uses on this site would be expected to generate 692 weekday trips while the proposed new project including approximately 113,758 square feet of retail space, a 22,000 square foot grocery store, and 12,000 square feet of restaurants would be expected to generate 8,660 trips on weekdays.
- Hampton Boulevard just south of this location is identified as a severely congested corridor in the PM peak in the most recent update to regional Hampton Roads Congestion Management analysis – other portions of Hampton Boulevard adjacent to the site are shown as moderately congested during the morning and afternoon peaks in the regional document.

- The proposed development would include construction of a new signalized intersection at 26th Street and Hampton Boulevard as the primary access point for the project.
- Given the total size and potential impacts of this project, a detailed traffic impact analysis is being prepared for review.
 - Coordination with the Department of Public Works on this analysis is continuing.
- The site is near frequent transit service with Hampton Roads Transit bus route 2 (Hampton Boulevard) operating directly adjacent to the site.
- The Elizabeth River Trail (ERT) is proposed to be relocated and accommodated as part of the overall plan for site development.
 - The Elizabeth River Trail Committee should approve the final agreed upon ERT location, width and alignment through the project area.

E. Impact on the Environment

- The new shopping center will be reviewed and approved through the Site Plan Review process, which will ensure compliance with all standards set forth in the *Zoning Ordinance* including landscape buffer areas and stormwater impacts.
 - The Elizabeth River Trail will extend through the site and will be reviewed by the Department of Public Works to ensure compliance with industry standards for multi-use trails.

F. Impact on Surrounding Area/Site

The development of shopping center in accordance with the attached/proffered site plan and in compliance with the development standards set forth in *plaNorfolk2030* should not have a negative impact on the surrounding area.

G. Payment of Taxes

The owners of the properties are current on all real estate taxes.

H. Civic League

Notice was sent to the Lamberts Point Civic League on July 15.

I. Communication Outreach/Notification

- Legal notice was posted on the property on July 14.
- Letters were mailed to all property owners within 300 feet of the property on August 14.
- Legal notification was placed in *The Virginian-Pilot* on August 13 and August 20.

J. Recommendation

Staff recommends that the text amendment and rezoning requests be **approved** subject to the conditions listed below:

Proffered Conditions

1. All of the exterior elevations shall be developed generally in conformance with the attached elevations entitled West Norfolk Marketplace, LLC prepared by *Guernsey Tingle Architects.*, dated July 31, 2015, attached hereto and marked as "Exhibit A."
2. The site shall be developed generally in conformance with the attached conceptual site plan entitled West Norfolk Marketplace, LLC prepared by *Guernsey Tingle Architects.*, dated July 31, 2015, and attached hereto and marked as "Exhibit B," subject to any revisions that may be required by the City as part of the Site Plan Review process or as part of the ARB review process described in condition (a), above.

Attachments

Location map
Zoning map
Future Land Use map
Applications
Site Plan
Elevations
Notice to the Lamberts Point Civic League

Proponents and Opponents

Proponents

Thomas Tingle
4350 New Town Avenue
Williamsburg, VA 23188

David Clarke
9562 28th Bay Street
Norfolk, VA 23518

Bryant Goodloe
8809 Adams Drive East
Suffolk, VA 23433

Dan Short
2400 Hampton Boulevard
Norfolk, VA 23517

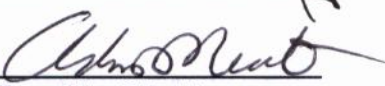
Thomas Harris
Lamberts Point Civic League
1231 W. 27th Street
Norfolk, VA 23508

Opponents

None

8/25/15 lds

Form and Correctness Approved

By 
Office of the City Attorney

Contents Approved:

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

PH-1 AN ORDINANCE TO AMEND THE CITY'S GENERAL PLAN, PLANORFOLK2030, SO AS TO CHANGE THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 1209 WEST 26TH STREET FROM MULTIFAMILY CORRIDOR TO COMMERCIAL.

- - -


BE IT ORDAINED by the Council of the City of Norfolk:


Section 1:- That the land use designation set forth in the City's general plan, planNorfolk2030, for the property located at 1209 West 26th Street is hereby changed from Multifamily Corridor to Commercial. The property which is the subject of this change in land use designation is more fully described as follows:

Property fronting 128 feet, more or less, along the southern line of West 26th Street beginning 97 feet, more or less, from the western line of Hampton Boulevard and extending westwardly; property also fronts 130 feet, more or less, along the northern line of West 25th Street; premises numbered 1209 West 26th Street.

Section 2:- The Council hereby finds that this general plan amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved:

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

PH-1A AN ORDINANCE TO AMEND THE CITY'S GENERAL PLAN, PLANORFOLK2030, SO AS TO CHANGE THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 2330 BOWDENS FERRY ROAD FROM INDUSTRIAL TO COMMERCIAL.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the land use designation set forth in the City's general plan, planNorfolk2030, for the property located at 2330 Bowdens Ferry Road is hereby changed from Industrial to Commercial. The property which is the subject of this change in land use designation is more fully described as follows:

Property fronting 415 feet, more or less, along the southern line of West 25th Street and 510 feet, more or less, along the eastern line of Bowdens Ferry Road; premises numbered 2330 Bowdens Ferry Road.

Section 2:- The Council hereby finds that this general plan amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

8/25/2015 lds

Form and Correctness Approved *RAP*

Contents Approved *R*

By *Chas. Nant*
Office of the City Attorney

By _____
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

PH-1B

AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 2315 TO 2613 HAMPTON BOULEVARD, 1250 WEST 24TH STREET, 1215 TO 1225 WEST 25TH STREET, 1204, 1207 AND 1209 WEST 26TH STREET, AND 2330 BOWDENS FERRY ROAD FROM I-1 (LIMITED INDUSTRIAL) DISTRICT, I-3 (GENERAL INDUSTRIAL) DISTRICT, AND C-2 (CORRIDOR COMMERCIAL) DISTRICT TO CONDITIONAL C-2 (CORRIDOR COMMERCIAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the properties located at 2315 to 2613 Hampton Boulevard, 1250 West 24th Street, 1215 to 1225 West 25th Street, 1204, 1207 and 1209 West 26th Street, and 2330 Bowdens Ferry Road are hereby rezoned from I-1 (Limited Industrial) District, I-3 (General Industrial) District, and C-2 (Corridor Commercial) District to Conditional C-2 (Corridor Commercial) District. The properties which are the subject of this rezoning are more fully described as follows:

- (a) Properties fronting 181 feet, more or less, along the western line of Hampton Boulevard and 239 feet, more or less, along the southern line of West 24th Street;
- (b) Properties fronting 227 feet, more or less, along the western line of Hampton Boulevard, 191 feet, more or less, along the northern line of West 24th Street, 1,027 feet, more or less, along the northern line of West 25th Street, and 510 feet, more or less, along the eastern line of Bowdens Ferry Road and bounded on the south by the Norfolk Southern railroad;
- (c) Properties fronting 317 feet, more or less, along the northern line of West 25th Street, 225 feet, more or less, along the western line of Hampton Boulevard, and 230 feet, more or less, along the southern line of West 26th Street; and

- (d) Properties fronting 256 feet, more or less, along the northern line of West 26th Street, 233 feet, more or less, along the western line of Hampton Boulevard, and 119 feet, more or less, along the southern line of West 27th Street

All of which premises are numbered 2315 to 2613 Hampton Boulevard, 1250 West 24th Street, 1215 to 1225 West 25th Street, 1204, 1207 and 1209 West 26th Street, and 2330 Bowdens Ferry Road.

Section 2:- That the properties rezoned by this ordinance shall be subject to the following conditions:

- (a) The site shall be developed generally in conformance with the conceptual site plan entitled "West Norfolk Marketplace, LLC," prepared by Guernsey Tingle Architects, dated July 31, 2015, attached hereto and marked as "Exhibit A," subject to any revisions that may be required by the City as part of the Site Plan Review process or the City's design review process.
- (b) All of the exterior elevations shall be developed generally in conformance with the elevations entitled "West Norfolk Marketplace, LLC," prepared by Guernsey Tingle Architects, dated July 31, 2015, attached hereto and marked as "Exhibit B."
- (c) The Elizabeth River Trail shall be extended through the development in a location and of a design to be approved by the Department of Public Works during the Site Plan Review process with the preference that the trail be located along the southern portion of the development, parallel to the Norfolk Southern railway right-of-way.

Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 4:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

Attachments:

Exhibit A (1 page)

Exhibit B (2 pages)

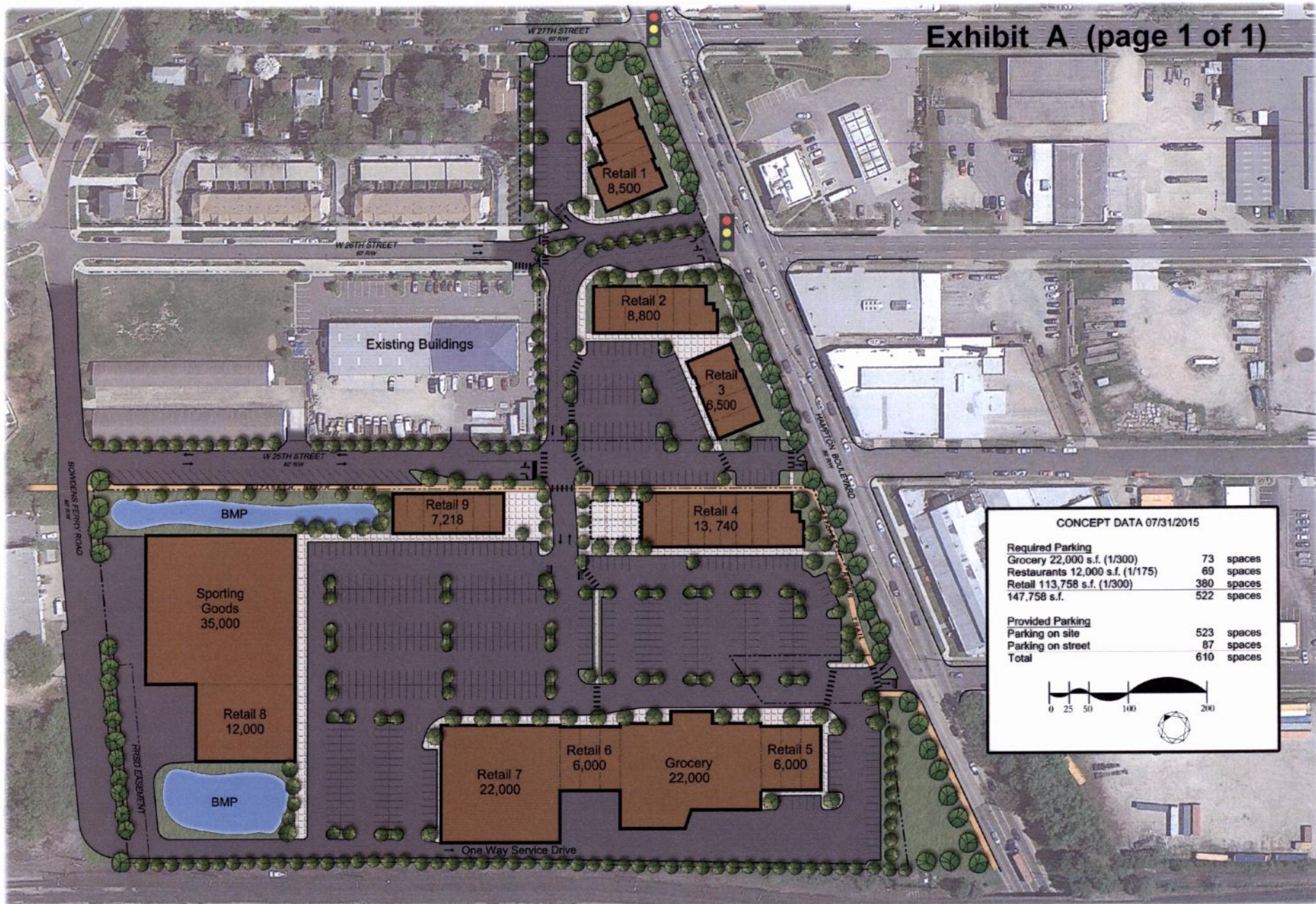


Exhibit A (page 1 of 1)

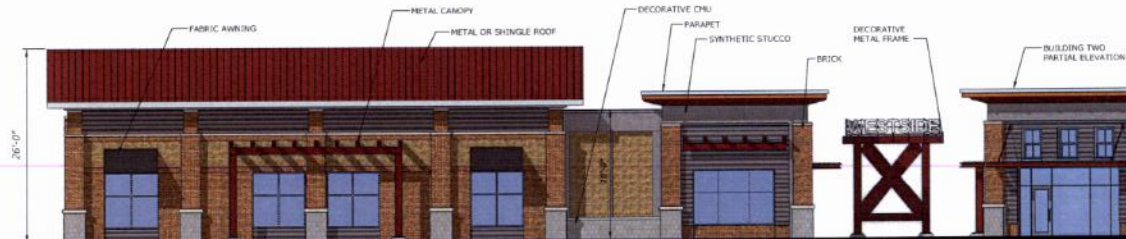
CONCEPT DATA 07/31/2015

Required Parking	
Grocery 22,000 s.f. (1/300)	73 spaces
Restaurants 12,000 s.f. (1/175)	69 spaces
Retail 113,758 s.f. (1/300)	380 spaces
147,758 s.f.	522 spaces
Provided Parking	
Parking on site	523 spaces
Parking on street	87 spaces
Total	610 spaces

Exhibit B (page 1 of 2)



Exhibit B (page 2 of 2)



east elevation - hampton blvd. - building three



north elevation - building three



east elevation - hampton blvd. - building four



north elevation - 25th street - building four

3

July 31, 2015

Guernsey
Tingle
Architects

TIMMONS GROUP

WEST NORFOLK
MARKETPLACE, LLC

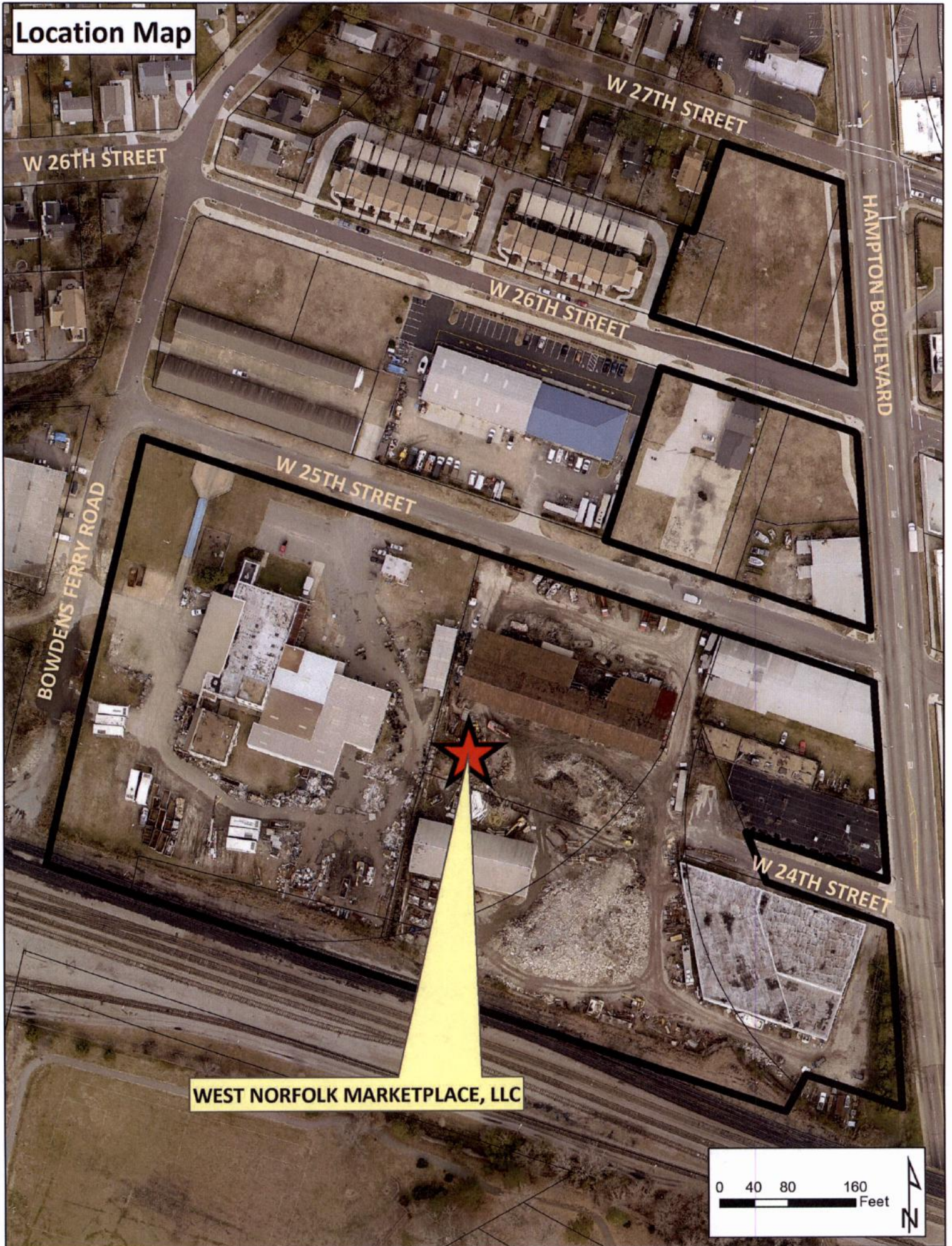


entry perspective - hampton blvd. main entry

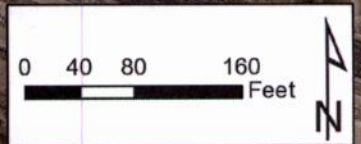


pavilion perspective - west end of building four

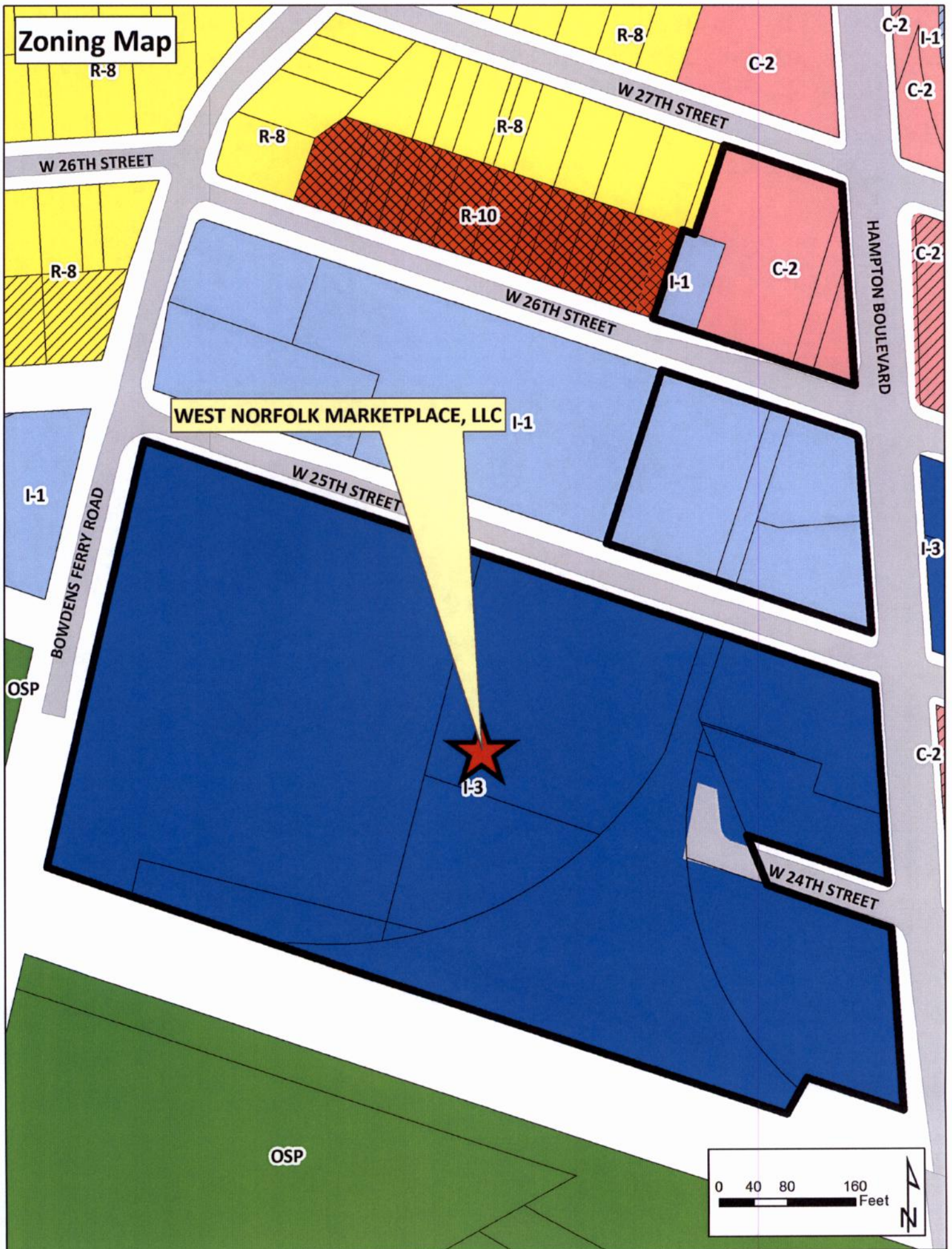
Location Map



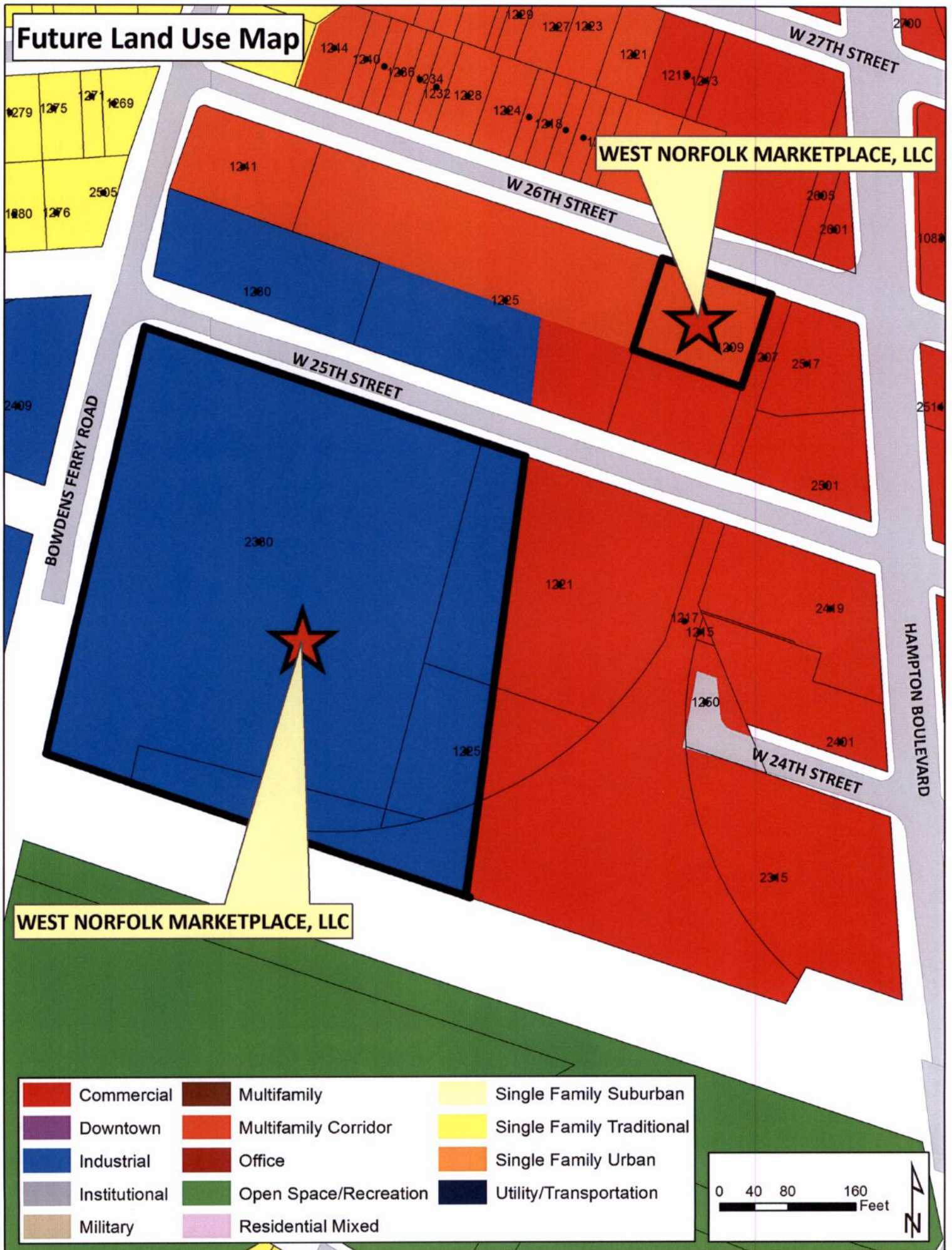
WEST NORFOLK MARKETPLACE, LLC



Zoning Map



Future Land Use Map





APPLICATION CONDITIONAL CHANGE OF ZONING

Date of application: December 8, 2014

Conditional Change of Zoning

From: I-1, I-3 & C-2 Zoning To: Conditional C-2 Zoning

DESCRIPTION OF PROPERTY

SEE ATTACHED PARCEL LISTING

Property location: (Street Number) _____ (Street Name) _____

Existing Use of Property: _____

Current Building Square Footage _____

Proposed Use _____

Proposed Building Square Footage _____

Trade Name of Business (If applicable) N/A

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) Christopher Odle (First) West Norfolk Marketplace, LLC (MI) _____

Mailing address of applicant (Street/P.O. Box): 222 Central Park Avenue, Suite 2100

(City) Virginia Beach (State) VA (Zip Code) 23462

Daytime telephone number of applicant (757) 366-4000 Fax (757) 424-2513

E-mail address of applicant: codle@armadahoffler.com

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

Conditional Rezoning
Page 2

SEE ATTACHED PARCEL LISTING

2. Name of property owner:(Last)_____ (First)_____ (MI)_____

Mailing address of property owner (Street/P.O. box): _____

(City)_____ (State)_____ (Zip Code)_____

Daytime telephone number of owner () _____ Fax number () _____

CIVIC LEAGUE INFORMATION

Civic League contact: Lamberts Point Civic League - Mr. Thomas Harris, President

Date(s) contacted: Will contact prior to public hearings

Ward/Super Ward information: Ward 2 / Super Ward 7

REQUIRED ATTACHMENTS

- ✓ Required application fee, **\$705.00** (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.
 - If accompanied with a necessary map amendment to the City's adopted general plan, *plaNorfolk2030*, an additional technology surcharge of **\$5** will be required.
- ✓ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- ✓ Proffered conditions.
- ✓ Description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: _____ Sign: _____ / _____ / _____
(Property Owner or Authorized Agent Signature) (Date)

Print name: By: David P. Clarke Sign:  12 / 8 / 14
(Applicant or Authorized Agent Signature) (Date)

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- ✓ Description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

The Nancy B. Hall Revocable Trust

Print name: By: Victoria S. Coleman, Trustee Sign: Victoria S. Coleman 5/20/14
(Property Owner or Authorized Agent Signature) (Date)

Print name: _____ Sign: _____ / _____ / _____
(Applicant or Authorized Agent Signature) (Date)

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Conditional Rezoning

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CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Moses Industries II, LLC

Print name: By: Douglas A. Moses Sign:  12 / 1 / 14
(Property Owner or Authorized Agent Signature) (Date)

Print name: _____ Sign: _____ / _____ / _____
(Applicant or Authorized Agent Signature) (Date)

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Norfolk, Virginia 23510

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Conditional Rezoning
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- ✓ Proffered conditions.
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CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

K&C Shelf Corporation Seventy

Print name: By: J. Robert Henderson, President **Sign:** J. Robert Henderson 1/2-5-14
(Property Owner or Authorized Agent Signature) (Date)

Print name: _____ **Sign:** _____ / _____ / _____
(Applicant or Authorized Agent Signature) (Date)

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Norfolk, Virginia 23510

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- ✓ Required application fee, **\$705.00** (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.
 - If accompanied with a necessary map amendment to the City's adopted general plan, *plaNorfolk2030*, an additional technology surcharge of **\$5** will be required.
- ✓ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- ✓ Proffered conditions.
- ✓ Description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

HAPRAH, L.L.C.

Print name: By: Peter M. Meredith Jr., Manager Sign:  12/5/14
(Property Owner or Authorized Agent Signature) (Date)

Print name: _____ Sign: _____ / _____ / _____
(Applicant or Authorized Agent Signature) (Date)

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

Conditional Rezoning

Page 2

SEE ATTACHED PARCEL LISTING

2. Name of property owner:(Last) _____ (First) _____ (MI) _____

Mailing address of property owner (Street/P.O. box): _____

(City) _____ (State) _____ (Zip Code) _____

Daytime telephone number of owner () _____ Fax number () _____

CIVIC LEAGUE INFORMATION

Civic League contact: Lamberts Point Civic League - Mr. Thomas Harris, President

Date(s) contacted: Will contact prior to public hearings

Ward/Super Ward information: Ward 2 / Super Ward 7

REQUIRED ATTACHMENTS

- ✓ Required application fee, **\$705.00** (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.
 - If accompanied with a necessary map amendment to the City's adopted general plan, *plaNorfolk2030*, an additional technology surcharge of **\$5** will be required.
- ✓ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- ✓ Proffered conditions.
- ✓ Description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

2401HB LLC

Print name: By: Peter M. Meredith Jr., Manager Sign:  12/5/14
(Property Owner or Authorized Agent Signature) (Date)

Print name: _____ Sign: _____ / _____
(Applicant or Authorized Agent Signature) (Date)

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

CERTIFICATION:

Rezoning

Page 3

CERTIFICATION:

CERTIFICATION:
I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Peter CHAPMAN Sign: _____ / _____ / _____
(Property Owner or Authorized Agent of Signature) (Date)

(Property Owner or Authorized Agent of Signature)

(Date)

Print name: _____ Sign: _____ / ____ / ____
(Applicant) (Date)

(Applicant)

(Date)

ONLY NEEDED IF APPLICABLE:

Print name: Peter Chapman Sign: [Signature] / 1 / 1
(Authorized Agent Signature) (Date)

(Authorized Agent Signature)

(Date)

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Michael Clark Sign: [Signature] / 08 / 11 / 2015
(Property Owner or Authorized Agent of Signature) (Date)

Print name: _____ Sign: _____ / _____ / _____
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / _____ / _____
(Authorized Agent Signature) (Date)

PROFERRED CONDITIONS

1) The site shall be developed generally in conformance with the conceptual site plan entitled "West Norfolk Marketplace, LLC," prepared by Guernsey Tingle Architects, dated July 31, 2015, attached hereto and marked as "Exhibit A" (1 page), subject to any revisions that may be required by the City as part of the Site Plan Review process or the City's design review process.

2) All of the exterior elevations shall be developed generally in conformance with the elevations entitled "West Norfolk Marketplace, LLC," prepared by Guernsey Tingle Architects, dated July 31, 2015, attached hereto and marked as "Exhibit B" (2 pages).

3) The Elizabeth River Trail shall be extended through the development in a location and of a design to be approved by the Department of Public Works during the Site Plan Review process with the preference that the trail be located along the southern portion of the development, parallel to the Norfolk Southern railway right-of-way.

4) _____

5) _____

6) _____

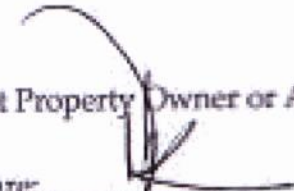
Print name: VISTAGE ADVISORS, LLC DAVID P. CLARKE Sign: [Signature] 11 / 12 / 2015
(Applicant) (Date)

Print name: Peter Chapman Sign: [Signature] / /
(Property Owner or Authorized Agent of Signature) (Date)

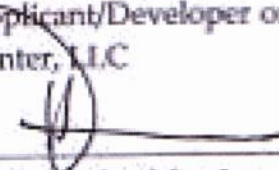
Conditional Rezoning Proffers

1. All of the exterior elevations shall be developed generally in conformance with the attached elevations entitled West Norfolk Marketplace, LLC prepared by *Guernsey Tingle Architects.*, dated July 31, 2015, attached hereto and marked as "Exhibit A,"
2. The site shall be developed generally in conformance with the attached conceptual site plan entitled West Norfolk Marketplace, LLC prepared by *Guernsey Tingle Architects.*, dated July 31, 2015, and attached hereto and marked as "Exhibit B," subject to any revisions that may be required by the City as part of the Site Plan Review process or as part of the ARB review process described in condition (a), above.

Current Property Owner or Authorized Agent:

Signature:  Date: August 10, 2015
David P. Clarke, Member
East Beach Equities, LLC (contract purchaser)

Rezoning Applicant/Developer or Authorized Agent: West Norfolk Marketplace Shopping Center, LLC

Signature:  Date: August 10, 2015
David P. Clarke, Member
West Norfolk Marketplace Shopping Center, LLC

Lamberts Point Civic League (LPCL)
1237 W 27th Street, Norfolk, VA 23508

August 27, 2015

Petition to City of Norfolk Planning Commissioners:

Statement: The proposed development project proposes to change a portion of Lamberts Point (a.k.a. a food desert) to the Westside Place and to developed a shopping center with another high price organic market, another pet store and another gun store, This development project was conceived via a backroom deal with the initial presentation was held in Ghent, and not Lamberts Point.

The Lamberts Point Civic League, residents, students and business owners demand a moderate price market for Lamberts Point (without any scams or hooks). The Lamberts Point Civic League was informed last year that a super/market was back on the table according to the Planning Dept. There no mention of a 250 apartment building (off the table), pet or gun store.

Resolved: The Lamberts Point Civic League support and endorse a moderate priced super/market as the first project to be developed that would be beneficial to residents, students, visitors and the thru traffic. The signers of these petitions do not support a (Westside Place) name change nor a high organic market feasible to the target area population. Lamberts Point is a historical community known world-wide and synonymous with the Norfolk Navy Base.

And the City of Norfolk officials should abide by the riles of ethics, Transparency, and in the "spirit of the Civic League" concept.

Signatures: There are 151 signatures (area signatures) enclosed with these petitions.

The Lamberts Point Civic League submit this Petition to Planning Commissioners' Clerk on the Westside Place development project to be entered into the records of this Planning Commission meeting on this day; August 27, 2015. And to be submitted to the Norfolk City Council for deliberations.

Lamberts Point Civic League
1231 W 38th 27th Street, Norfolk, VA 23508

TO: City of Norfolk Planning Commission

RESOLUTION: Lamberts Point Civic League, residents, businesses, etc.

WHERE AS: The proposed development project proposes the following; in lieu of ignoring the City of Norfolk adopted concept of civic leagues, transparency, ethics, public hearings, and open biddings, etc.

- It proposes to change a section of Lamberts Point to the Westside Place (a unilateral extension of West Ghent. Lamberts Point is a historical community, world renowned and synonymous with Norfolk Navy Base.
- It proposes to allow developers to engage in “backroom wheeling and dealing” in a decision making process without transparency, without a public and an open announced bidding process.
- The Lamberts Point Civic League was informed in 2014 about a grocery store/shopping center, as well as a brewery, extension of the water treatment plant, Small’s Restaurant, the golf course extension and Starbucks. The Lamberts Point a.k.a desert food community has had a market proposed before 21st and Ghent were developed.

LET IT BE RESOLVED: August 27, 2015

The Lamberts Point Civic League, residents and business owners endorse and support a moderate priced grocery store/shopping mall that is conducive and beneficial to Lamberts Point residents, students, visitors and the thru traffic.

LET IT BE RESOLVED: August 27, 2015

The Lamberts Point Civic League, residents and businesses does not support this negligent attempt to incorporate a developer’s efforts to extend West Ghent into Lamberts Point which is a historical and a preservation community. And that the City of Norfolk officials abide by rule of ethics, transparency, and in the “spirit of the civic leagues concept”.

I, the undersigned, a member of the LPCL, residents and or business owners of Lamberts Point and the surrounding communities endorse the above resolution in its entirety.

Signatures Page Attached:

Lamberts Point Civic Point

Resolution / Signature page(s)

Name:	Address:	City/Zip Code	Phone
1. DAVID E/O	1220 W. 38 th St #203	Norfolk, VA	23508 321-3403
2. John Catthens	1225 West 39 th St	Norfolk VA	23508
3. Lena Hualen	39 th St	Norfolk, Va.	23508
4. Chalen Corbett	1220 W 38 th St #115	Norfolk, VA	23508 222-9169
5. Maurice Corinctor	1220 W 38 th St #104	Norfolk,	23508-228-1908
6. Muntal/Entype	1474 th St	Norfolk, VA	23508 2238
7. Ella R Cross	1220 38 th Str.	Norfolk, VA	23508
8. Bennie E. Carrington	1225 W 39 th St	23508	235-1713
9. Belita Wilson	1225 W 39 th St	NORFOLK, VA	23508
10. Leroy Hood	1225 W. 39 th St #13	Norfolk VA	23508
11. Faye Carrington	1225 West 39 th St		
12. James Lind	1225 W. 39 th St #113		
13. Ruth Barnsdale	1220 W 38 th = 106		
14. Francis White	1220 W 38 th St #102	Norfolk, VA	23508
15. Horace Davis	1220 W 38 th St #119	Norfolk VA	23508
16. Dallen M. Boone	1220 W 38 th #120	Norfolk VA	23508
17. Vernon Bonner	1220 W. 38 th #220	NORFOLK, VA,	
18. Faye Carter	1220 W. 38 th 219	Norfolk Va.	
19. James B. Magee	1220 W 38 th 214	NORFOLK VA	23308
20. Muriel Zecher	1220 W. 38 th St # 212	Norfolk, VA	23508



north elevation - 25th street - building nine

Pollock, Susan

From: Straley, Matthew
Sent: Wednesday, May 13, 2015 10:13 AM
To: 'lambertsptcivicleague@hotmail.com'
Cc: Williams, Angelia M.; Whibley, Terry; Wilson, Denise; Pollock, Susan
Subject: Planning Commission applications - Hampton Blvd, W 25th St , W 26th St, Bowdens Ferry Rd
Attachments: WestsidePlace_rezoning.pdf; WestsidePlace_SE.pdf; WestsidePlace_SC.pdf

Mr. Harris,

The City Planning Department has received the following applications:

- a. Amendment to the City's Future Land Use Map within the general plan, *plaNorfolk2030*, from Multifamily Corridor to Commercial on property located at 1209 West 26th Street.
- b. Amendment to the City's Future Land Use Map within the general plan, *plaNorfolk2030*, from Industrial to Commercial on property located at 2330 Bowdens Ferry Road.
- c. Applications on properties located at 2315, 2401, 2419, and 2501 Hampton Boulevard, 1215, 1217, 1221, and 1225 West 25th Street, 1209 West 26th Street, and 2330 Bowdens Ferry Road:
 - i. Change of zoning from I-1 (Limited Industrial) district, I-3 (General Industrial) district, and C-2 (Corridor Commercial) district to conditional C-2 (Corridor Commercial) district.
 - ii. Special exception for mixed uses.
- d. To close a portion of West 24th Street from Hampton Boulevard West to the end of the public street, as shown on the plat entitled, "Map of Bungalow Park, Norfolk, VA. Property of the Arthur M. Guy Co., Inc." as recorded in the City of Norfolk, Virginia in Map Book 3 at page 46.
- e. To close that portion of West 25th Street from the western line of Hampton Boulevard westwardly along the centerline 324.72 feet, more or less.

The purpose of these requests is to allow for a mixed use development consisting of retail and apartments.

The item is tentatively scheduled for the June 25, 2015 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Susan Pollock* at (757) 664-4765, susan.pollock@norfolk.gov

Thank you.

Matthew Straley
GIS Technician II

Norfolk Department of City Planning
810 Union Street, Suite 508 | Norfolk, Virginia 23510
Matthew.Straley@norfolk.gov | Tel: 757-664-4769 | Fax: 757-441-1569

Westside Place- Parcel Listing

Address	Current Owner	Acres	GPIN	Existing Use	Zoning	plaNorfolk2030 Designation	Exist. s.f. Building	Proposed Use	Proposed Building s.f.
2315 Hampton Boulevard	The Nancy B. Hall Revocable Trust	1.0438	1428557373	Industrial	I-3	Commercial	27,768	Commercial/ Mixed Use	See Concept Plan
1217 W. 25th Street	The Nancy B. Hall Revocable Trust	2.0157	1428553379	Industrial	I-3	Commercial/ Industrial	N/A	Commercial/ Mixed Use	See Concept Plan
1225 W. 25th Street	The Nancy B. Hall Revocable Trust	0.58	1428553428	Industrial	I-3	Industrial	8,400	Commercial/ Mixed Use	See Concept Plan
1221 W. 25th Street	The Nancy B. Hall Revocable Trust	1.5916	1428555743	Industrial	I-3	Industrial	N/A	Commercial/ Mixed Use	See Concept Plan
1215 W. 25th Street	The Nancy B. Hall Revocable Trust	0.001	1428555684	Industrial	I-3	Industrial	N/A	Commercial/ Mixed Use	See Concept Plan
2330 Bowdens Ferry Road	Moses Industries II, LLC	4.428	1428458694	Industrial	I-3	Industrial	22,921	Commercial/ Mixed Use	See Concept Plan
1209 W. 26th Street	K&C Shelf Corporation Seventy	0.654	1428555966	Industrial	I-1	Multifamily/ Commercial	3,202	Commercial/ Mixed Use	See Concept Plan
2501 Hampton Boulevard	HAPRAH, L.L.C.	0.3349	1428556895	Industrial	I-1	Commercial	4,147	Commercial/ Mixed Use	See Concept Plan
2419 Hampton Boulevard	HAPRAH, L.L.C.	0.5675	1428557665	Industrial	I-3	Commercial	14,415	Commercial/ Mixed Use	See Concept Plan
2401 Hampton Boulevard	2401HB LLC	0.4248	1428556586	Industrial	I-3	Commercial	18,376	Commercial/ Mixed Use	See Concept Plan

Bull, Allan

From: Daughtrey, Breck
Sent: Tuesday, September 15, 2015 10:29 AM
To: Bull, Allan; Wilder, Shelia
Subject: FW: Westside Place

So the motion would be to continue the public hearing to October 27.

From: Pollock, Susan
Sent: Tuesday, September 15, 2015 10:28 AM
To: Daughtrey, Breck
Subject: FW: Westside Place

See below...
Thanks.

Susan Pollock
Principal Planner, Land Use Services
Phone: (757) 664-4765
Fax: (757) 441-1569

Department of Planning and Community Development
810 Union Street, Room 508
Norfolk, Virginia 23510

From: Olson, Alex [<mailto:aolson@armadahoffler.com>]
Sent: Tuesday, September 15, 2015 10:26 AM
To: Pollock, Susan
Subject: RE: Westside Place

We would prefer Oct 27th

Alex Olson

Associate Development Manager
Armada Hoffler Properties
P: 757.413.2811 F: 757.452.5790
C: 757.435.3255
222 Central Park Avenue, Suite 2100
Virginia Beach, Virginia 23462
<image001.jpg>
www.armadahoffler.com
NYSE: AHH

From: Pollock, Susan [<mailto:susan.pollock@norfolk.gov>]
Sent: Tuesday, September 15, 2015 8:31 AM

810 Union Street, Room 508
Norfolk, Virginia 23510

From: Olson, Alex [<mailto:aolson@armadahoffler.com>]
Sent: Monday, September 14, 2015 3:04 PM
To: Pollock, Susan
Cc: jcarr@vistacor.com; David Clarke (dclarke@vistacor.com); Odle, Chris
Subject: Westside Place

Susan,

I am writing to inform you that we will need to defer our current City Council meeting scheduled for 9/15/15 to a future date. We are awaiting final responses from tenants as well as still working through project funding .

Please let me know if you have any further questions.

Please confirm we do not need to be present at tomorrow's hearing and this email is sufficient to defer.

Alex

Alex Olson

Associate Development Manager

Armada Hoffler Properties

P: 757.413.2811 F: 757.452.5790

C: 757.435.3255

222 Central Park Avenue, Suite 2100

Virginia Beach, Virginia 23462

<image001.jpg>

www.armadahoffler.com

NYSE: AHH